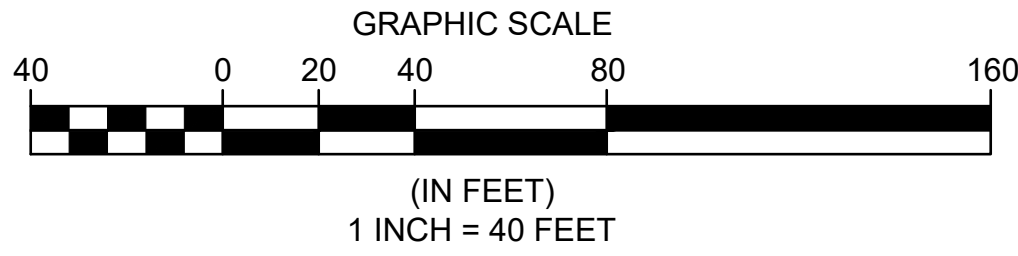


**PLAT OF LOT SPLIT**

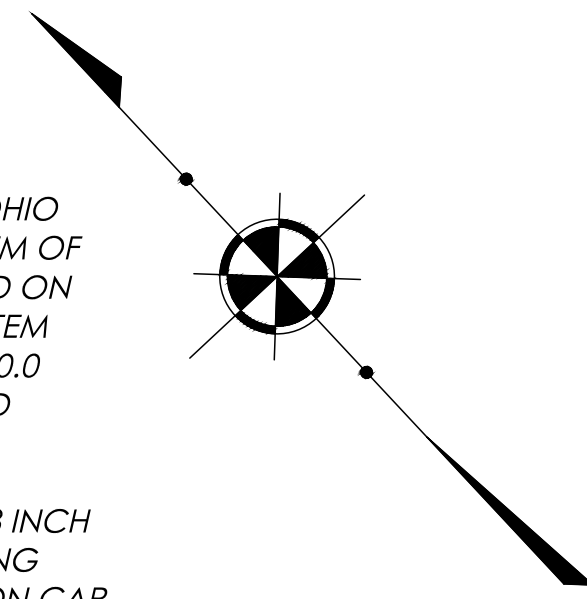
SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE AND STATE OF OHIO BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS 6, 5, AND 10 IN TRACT 12 AND LAND REMAINING AFTER A LOT SPLIT OUT OF LAND CONVEYED TO SDI CONSTRUCTION, LLC BY INST #2023R015155 LAKE COUNTY RECORDS (PPN 29-A-003-0-00-027-0); AUGUST 26, 2024 SCALE 1" = 40'



**BOUNDARY SURVEY LEGEND**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- ▲ SURVEY MARKER NAIL SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- ⊙ DRILL HOLE FOUND

**BASIS OF BEARINGS**  
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.



ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

PPN 29-B-888-0-01-150-0  
The East Ohio Gas Company  
Vol. 506 Page 468 D.R.

Clayton Avenue 50'

<b>Globe Realty Co. Resubdivision - Vol C, Pg. 44 L.C.P.R.</b>											
PPN 29-A-003-B-00-032-0 & 033-0 Richard Malek Inst. # 2019R020951 S/L 83	PPN 29-A-003-B-00-030-0 & 031-0 Paul T. Archibald (Tr.) Inst. # 2007R034638 S/L 82	PPN 29-A-003-B-00-028-0 & 029-0 Laurie M. Vealmar Inst. # 2004R044141 S/L 81	PPN 29-A-003-B-00-027-0 Syed Sherazi and Awaiz Javid Burf Inst. # 2023R003497 S/L 80	PPN 29-A-003-B-00-025-0 Edward B. Ciannelli (Trustee) Inst. #2014R024889 S/L 79	PPN 29-A-003-B-00-023-0 & 024-0 Rita B Tomasic Inst. # 2024R018057 S/L 78	PPN 29-A-003-B-00-021-0 & 022-0 Michael M. Beppole Inst. #2021R009841 S/L 77	PPN 29-A-003-B-00-019-0 & 020-0 Nicholas Biancolillo Inst. # 1997R024020 S/L 76	PPN 29-A-003-B-00-018-0 Brod M Toplak Inst. # 2020R008528 S/L 75	PPN 29-A-003-B-00-016-0 Frances Picciano (Tr.) Inst. # 2014R021989 S/L 74	PPN 29-A-003-B-00-015 Mark Douglas and Jake Steven Nadlik Inst. # 2022R010945 S/L 73	PPN 29-A-003-B-00-002-0 Thomas C. Dunbar Inst. # 2023R006040 S/L 72

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

MICHAEL P. SPELLACY P.S. #8165 8/26/2024 DATE



PPN 29-A-003-0-00-006-0  
Wickliffe Italian American Club Inc.  
Vol. 252 Page 130 D.R.

PPN 29-B-888-0-00-150-0  
The East Ohio Gas Company  
Vol. 506 Page 468 D.R.

PPN 29-A-003-0-00-018-0  
Louis J. Vintantonio Trustee  
Inst #2013R014094

PPN 29-A-003-0-00-027-0  
SDI Construction, LLC  
Inst #2023R015155

PPN 29-A-003-0-00-026-0  
Bernie Marino  
Inst #2006R041111

PPN 29-A-003-0-00-000-0  
SDI Construction, LLC  
Inst #

**Remaining Land:  
198,450 S.F.  
4.5558 Ac.**

**Lot Split:  
84,137 S.F.  
1.9315 Ac.**

Bellview Street 35'  
Ded. Vol. H, Pg. 23 L.C.P.R.

Worden Road

5/8" Iron Pin  
In Mon Box  
Fd / Used

5/8" Iron Pin  
In Conc  
Fd / Used

5/8" Iron Pin  
0.84' S / 0.72' W

60.0' Ingress/Egress  
Utility Easement

N=709576.6258  
E=2250262.1220

5/8" Iron Pin  
In Conc  
Fd / Used

5/8" Iron Pin  
In Conc  
Fd / Used

5/8" Iron Pin  
In Conc  
Fd / Used

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In Conc  
Fd / Used

**PPN 29-A-003-0-00-027-0**  
**Euclid Avenue**  
CITY OF WICKLIFFE - LAKE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



**Map of Lands After  
Lot Split**

PREPARED FOR:  
SUNSET DEVELOPMENT  
692 N. HIGH STREET  
COLUMBUS, OH  
PHONE: (614) 314-9120  
CONTACT: JAMES HUNLEY

CONTRACT NO.

**23169**

SHEET	OF
01	01